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This instrument was prepared by

(Name) Wallace A. Ellis, Attorneys

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Form 1-13 Rev. 1-66

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John H. Partridge and wife, Minnie Partridge
(herein referred to as grantors) do grant, bargain, sell and convey unto

John P. Partridge and wife, Peggy Partridge
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot No. 5 in Block 44, being so numbered and described on the map of the
plan of the town of Shelby, made by E. S. Safford, Engineer, March 20, 1890,
and recorded in the Office of the Probate Judge of Shelby County, Alabama,
said lot being situated in Shelby County, Alabama.

Lot 6, and that portion of Lot 4 lying East of Shelby County Highway #47, of
Block 44, according to Safford's map of Town of Shelby, dated 1890, and which
is recorded in the Probate Office of Shelby County, Alabama.
There is excepted herefrom right of way or easements now existing, if any.

Grantors retain a life estate in and to the above described property in favor
of grantors and the survivor of them.

It is understood and agreed that \$500.00 of the purchase price has been paid
by grantees to grantors and the receipt thereof is acknowledged. Grantors
retain a Vendor's Lien against the above described property in the amount of
\$3500.00 to secure the balance due on the purchase price of said lot and payable
to the grantors by grantees at the rate of \$50.00 per month with interest.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of August, 1970.

WITNESS:

(Seal)

(Seal)
John H. Partridge

(Seal)

(Seal)
Minnie Partridge

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned

John H. Partridge and wife, Minnie Partridge
herobly certify that John H. Partridge and wife, Minnie Partridge
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18th day of August, A. D., 1970.

Larice Brasher
Notary Public.

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